H
13/3/24

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department - Visakhapatnam Metropolitan Region Development Authority - Proposal for Change of Land Use from Mixed use-3 (BAIA) to Mixed use-4 (BAIA) Zone to an extent of 7716.48 Sq.mts (Ac.1.91 Cts) in Sy.No.91/4p of Ravada Village, Bhogapuram Mandal, Vizianagaram District applied by Sri Pawan Kumar Hirawat, representative of M/s. Govind International- Proposal submitted for approval - Draft variation - Confirmation - Orders – Issued.

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (M) DEPARTMENT

G.O.Ms.No.32 **Dated.21.02.2024.**

Read the following:-

1. From the Metropolitan Commissioner, VMRDA., Visakhapatnam, Letter Rc.No.11025(37)/6/2023 (e-1956576), dated.04.04.2023.
2. Govt.Memo.No.2191368/M2/2023, MA&UD (M) Department, dated.18.10.2023.
3. Gazette No.1061, Part-I, dated.18.10.2023 published in Part-I of Andhra Pradesh Gazette.
4. From the Metropolitan Commissioner, VMRDA., Visakhapatnam, Letter Rc.No.11025(37)/6/2023/L5 (C.No.1956576), dated.27.01.2024.

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O R D E R:

The Draft Variation to the land use envisaged in Master Plan of Visakhapatnam Metropolitan Region issued in the Government Memo., 2nd read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.1061, Part-I, dated.18.10.2023. In the letter 4th read above, the Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam has reported that the Draft Variation Notification was published in two daily News Papers, calling for objections & suggestions and upon publication of notification, no objections and suggestions were received from the public within the stipulated period. Hence, the Draft Variation is confirmed.

2. The appended notification will be published in an Extra-ordinary issue of Andhra Pradesh Gazette, Dated:21.02.2024.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

Y.SRILAKSHMI
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase,
Andhra Pradesh, Vijayawada.
The Metropolitan Commissioner, Visakhapatnam Metropolitan
Region Development Authority, Visakhapatnam.

(P.T.O.)

The Commissioner,Greater Visakhapatnam
Municipal Corporation, Visakhapatnam.

Copy to:

The applicant – **through** the M.C., VMRDA., Visakhapatnam District.
The District Collector, Visakhapatnam District.
SF / SC.

// FORWARDED BY ORDER //

SECTION OFFICER

APPENDIX
NOTIFICATION

The following variation to the land use envisaged in the Master Plan for Visakhapatnam Metropolitan Region sanctioned in G.O.Ms.No.136, MA&UD Department, dt.08.11.2021 which is proposed for variation from Mixed use-3 (BAIA) to Mixed use-4 (BAIA) in exercise of the powers conferred by sub-sections (1) & (2) of section 15 of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 read with Section 15, sub-section (3),(4) & (5) of the Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 is hereby published.

VARIATION

The site falling in Sy.No.91/4p of Ravada Village, Bhogapuram Mandal, Vizianagaram District, admeasuring an area of Ac.1.91Cts (7716.48Sq.mts). The boundaries which are given in the schedule below are earmarked for Mixed use-3 (BAIA) in Sanctioned Master Plan for VMR vide G.O.Ms.No.136, MA&UD Dept., dt.08.11.2021 is now designated for Mixed Use-4 (BAIA) zone by variation change of land use, which was shown in the Master Plan and which is available in the office of the Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam, subject to the following conditions:

1. The applicant shall obtain prior technical clearance from the competent authority before commencement of any development activity at the site under reference.

2. The applicant shall hand over the road widening area to the local body at free of cost through registered gift deed.

3. The title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Metropolitan Region Development Authority/GVMC., Visakhapatnam, before issue of building permission/development permission, and it must be ensured that the best financial interests of the Government are preserved.

(Contd.....3)

4. The owners/applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling clearances etc.

5. The owners/applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.

6. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.

7. The above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.

8. Any other conditions as may be imposed by Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

North : Dry land belongs to Dantuluri Deva Varma.

East : Balance land in Sy.No.91/4 belongs to Principals i.e., Sri Dantuluri Suryanarayana Raju & 3 Others.

South : Existing 12m wide BT road (Proposed to be widened to 24m).

West : Dry land belongs to Nadipalli Subba Raju & Others.

Y.SRILAKSHMI
SPECIAL CHIEF SECRETARY TO GOVERNMENT

SECTION OFFICER.